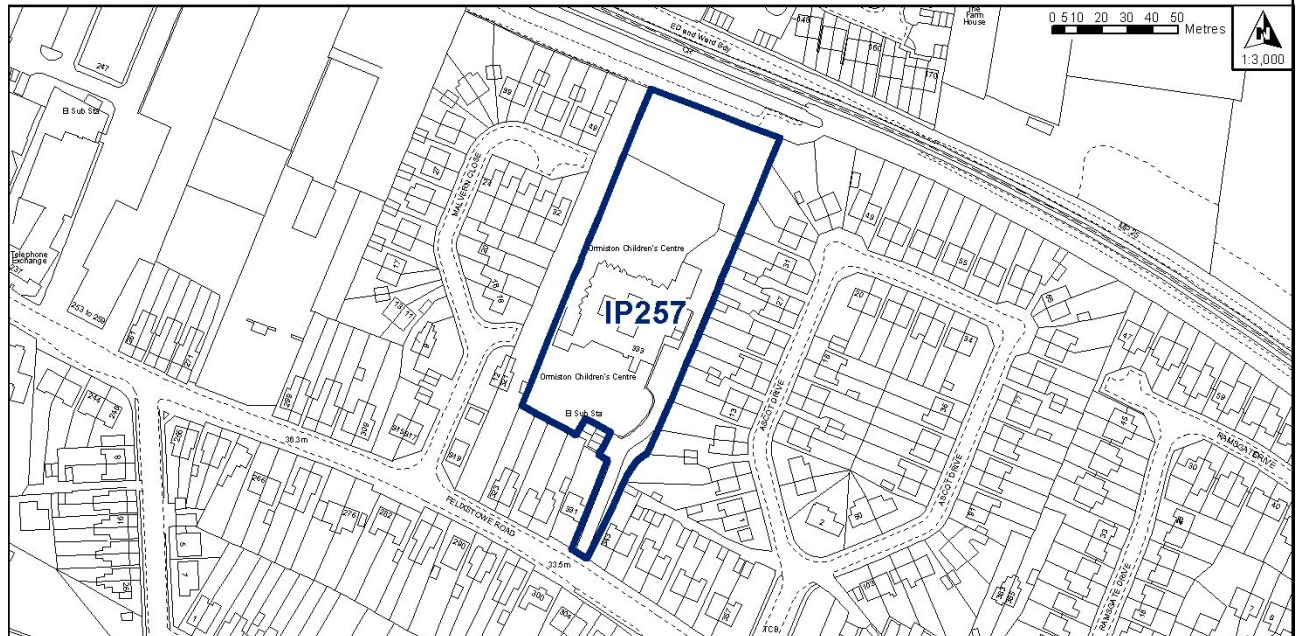


**Site ref: IP257 (N/A) Land at Felixstowe Road east of Malvern Close**

**Site area: 0.78ha**

© Crown copyright and database right 2013. Ordnance Survey Licence number 100021566. Ipswich Borough Council.



### **Proposed Allocation Policy DM39**

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	100%	L	27

\* see Core Strategy policy DM30 for average densities.

### **Preferred Option 2007**

N/A – new site

### **Current use**

Ormiston Children's Centre and offices.

### **Development constraints / issues**

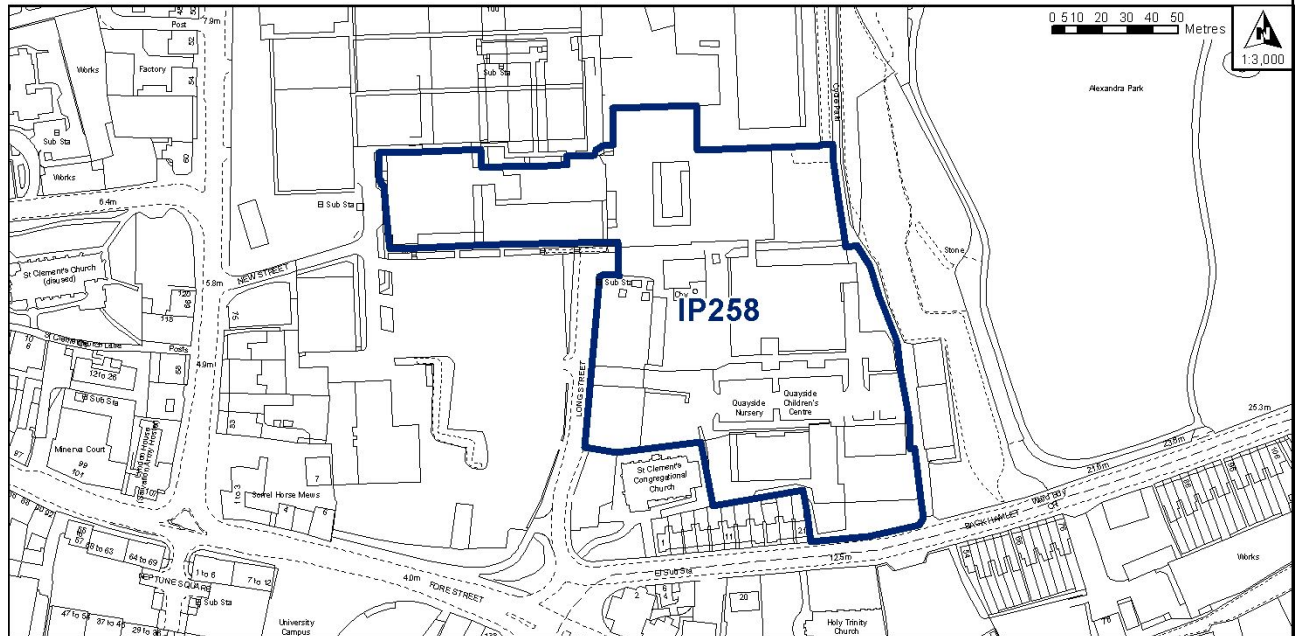
Need to relocate the existing children's centre and offices first.

Possible contamination.

**Site ref: IP258 (N/A) Land at University Campus Suffolk**

**Site area: 1.89ha**

© Crown copyright and database right 2013. Ordnance Survey Licence number 100021566. Ipswich Borough Council.



### **Proposed Allocation Policy DM44**

Use(s)	% of site	Density of housing (H, M, L) *	Indicative capacity
New Primary School	100%	N/A	

\* see Core Strategy policy DM30 for average densities.

### **Preferred Option 2007**

N/A – new site

### **Current use**

Educational buildings and car parking within the University Campus Suffolk campus.

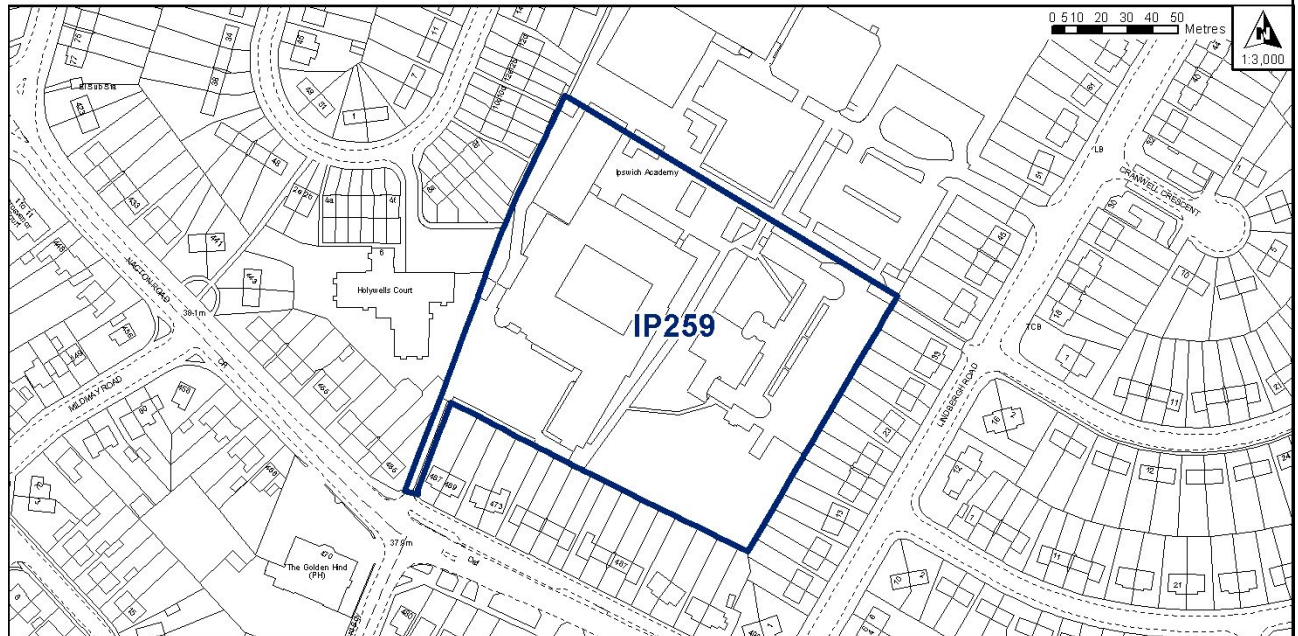
### **Development constraints / issues**

Adjacent to an Air Quality Management Area and the Central Conservation Area. There are TPO protected trees on and adjacent to the site, and footpaths. Possible contamination.

**Site ref: IP259 (N/A) Former Holywells High School (buildings)**

**Site area: 1.82ha**

© Crown copyright and database right 2013. Ordnance Survey Licence number 100021566. Ipswich Borough Council.



### **Proposed Allocation Policy DM39**

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	100%	M	82

\* see Core Strategy policy DM30 for average densities.

### **Preferred Option 2007**

N/A – new site

### **Current use**

Former Holywells High School / Ipswich Academy

### **Development constraints / issues**

Access constraints. The Ipswich Academy has now relocated to its new site on Braziers Wood Road but there is a prescribed period which needs to expire to ensure there is no further interest in operating a school at the old site (December 2013). Also need to satisfy Policy DM32 that the facility is no longer needed.

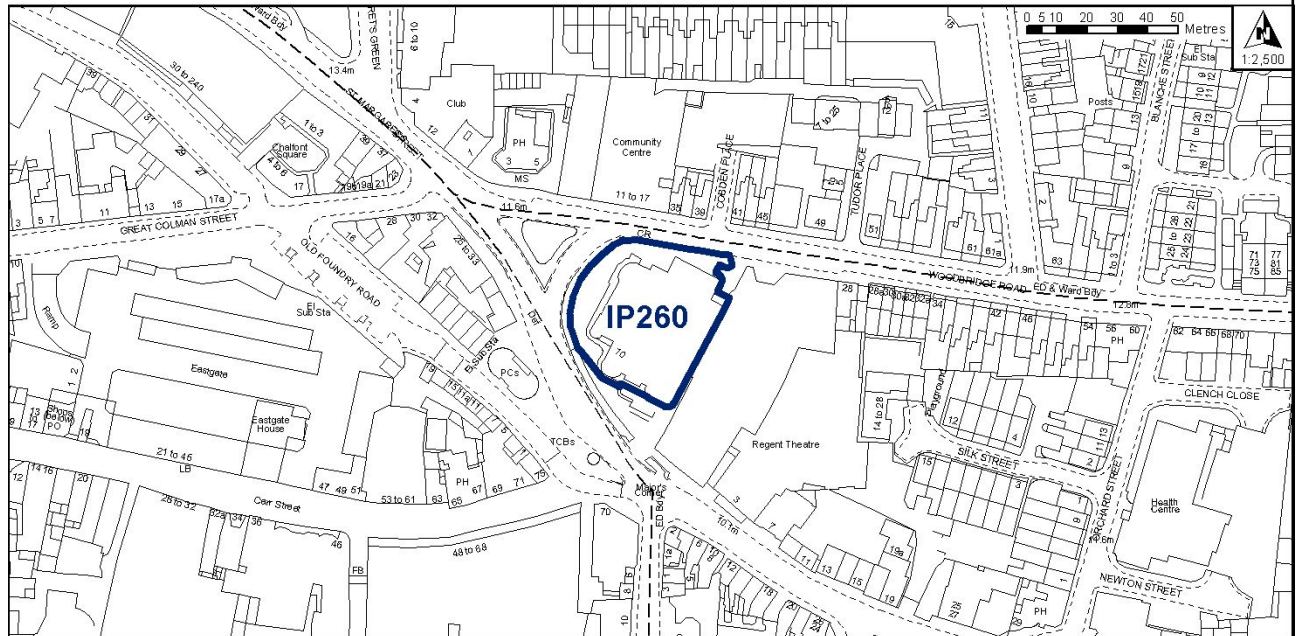
Development is required to retain the playing fields and built sports facilities which have been excluded from the allocation.

TPO on site or nearby.

**Site ref: IP260 (UC N/A) Former Odeon Cinema, St Margaret's Street**

**Site area: 0.20ha**

© Crown copyright and database right 2013. Ordnance Survey Licence number 100021566. Ipswich Borough Council.



#### **Proposed Allocation Policy DM44**

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Leisure uses to complement the Regent Theatre	100%	N/A	N/A

\* see Core Strategy policy DM30 for average densities.

#### **Preferred Option 2007**

N/A – new site

#### **Current use**

Vacant cinema.

#### **Development constraints / issues**

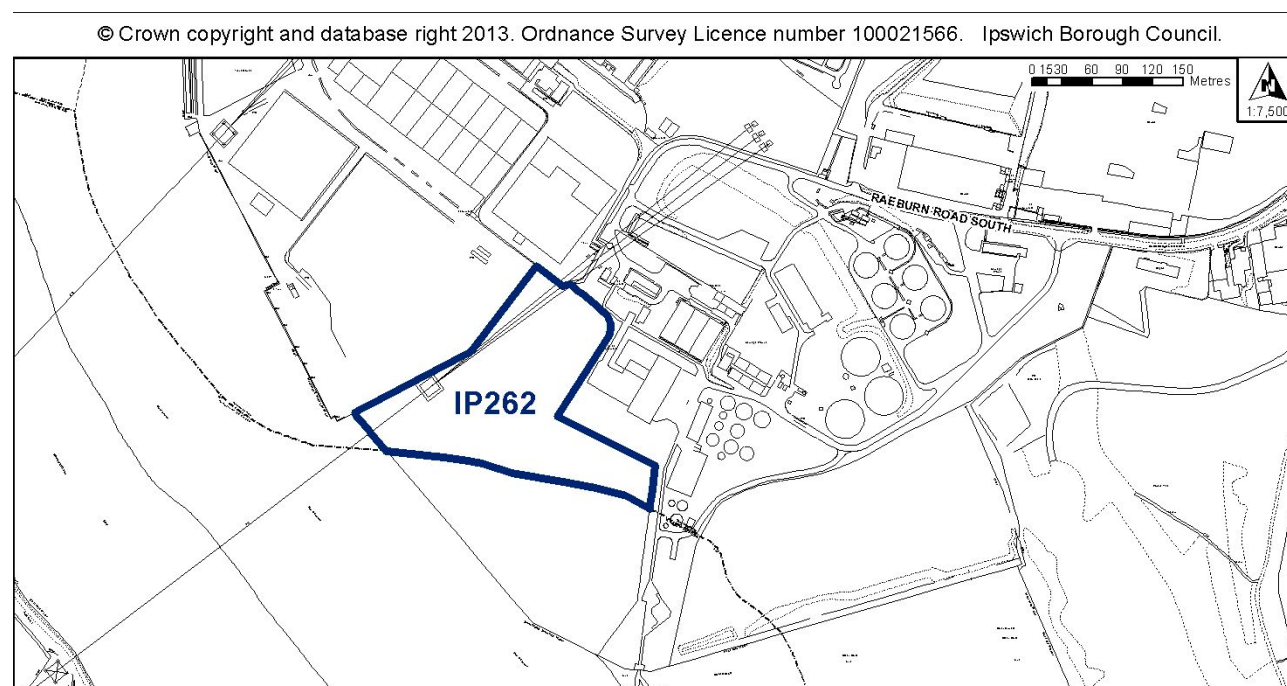
Close to Air Quality Management Areas; adjacent to a listed building, part within an area of archaeological importance; possible contamination.



Noise from the adjacent A14. Need to maintain the separation of Bramford Village from Ipswich.

**Site ref: IP262 (UC N/A) Former Ash Tip, Cliff Quay**

**Site area: 3.12ha**



#### **Proposed Allocation Policy DM46**

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Port related uses	100%	N/A	N/A

\* see Core Strategy policy DM30 for average densities.

#### **Preferred Option 2007**

Site was not identified in 2007 (but was previously allocated in the 1997 Local Plan)

#### **Current use**

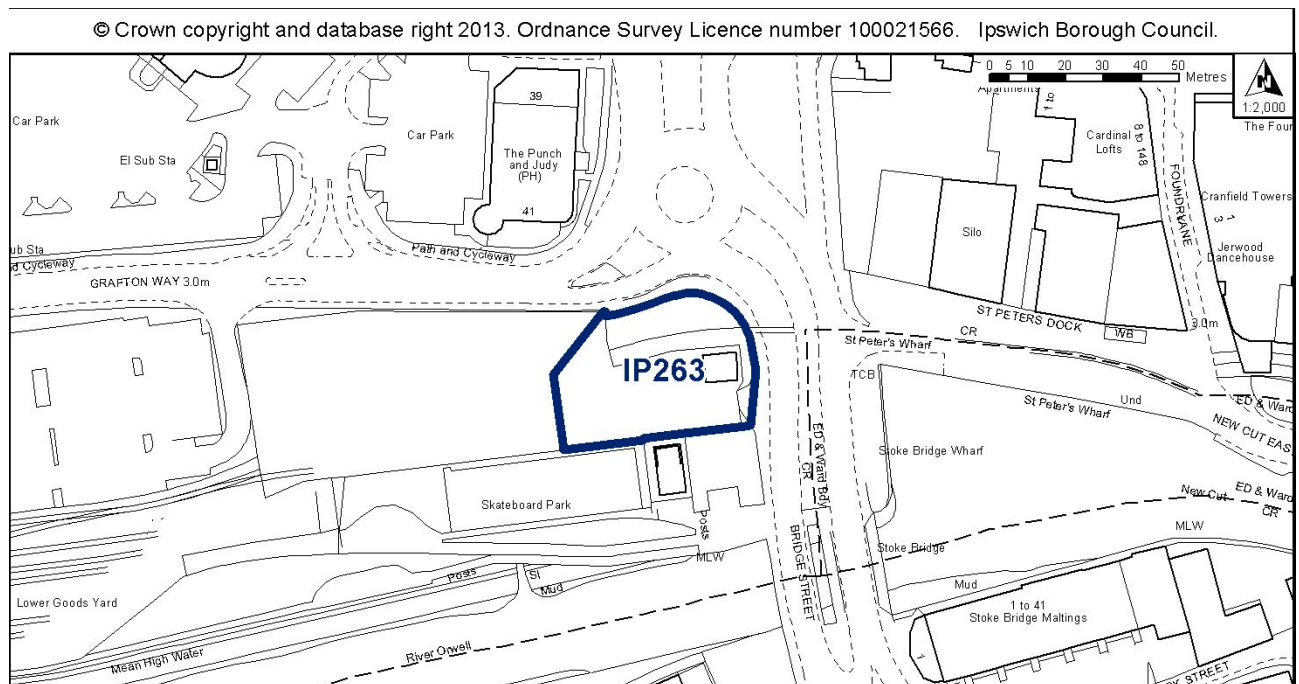
Vacant land.

#### **Development constraints / issues**

Close to an SPA and Ramsar Site. Odour from the sewage works.

**Site ref: IP263 (UC N/A) West of Bridge Street, north of the River Orwell**

**Site area: 0.17ha**



### **Proposed Allocation Policy DM43**

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Public open space	100%	N/A	N/A

\* see Core Strategy policy DM30 for average densities.

### **Preferred Option 2007**

Site was not identified in 2007 (but was previously allocated in the 1997 Local Plan)

### **Current use**

Vacant land / temporary car park.

### **Development constraints / issues**

In a flood zone, close to an AQMA, adjacent to a conservation area, part within an area of archaeological importance, TPO trees nearby and possible contamination.